

148.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

684,200 / 684,200

USE VALUE:

684,200 / 684,200

ASSESSED:

684,200 / 684,200


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 5 | | PINE CT, ARLINGTON |

OWNERSHIP

| | | | |
|----------|-----------------|---------|--|
| Owner 1: | REPETTI BERNARD | Unit #: | |
| Owner 2: | | | |
| Owner 3: | | | |

Street 1: 5 PINE CT

Street 2:

Twn/City: ARLINGTON

| | | | |
|---------------|--------|-------|------------|
| St/Prov: MA | Cntry: | | Own Occ: Y |
| Postal: 02476 | | Type: | |

PREVIOUS OWNER

| | |
|---------------|-----------------------------|
| Owner 1: | REPETTI ELVIRA L/L ESTATE - |
| Owner 2: | - |
| Street 1: | 5 PINE CT |
| Twn/City: | ARLINGTON |
| St/Prov: MA | Cntry: |
| Postal: 02476 | |

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1645 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 6000 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 11 | | | | | | | | | 420,000 | | | | | | 420,000 | |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|-----------|
| | | | | | | | | 97004 |
| | | | | | | | | GIS Ref |
| | | | | | | | | GIS Ref |
| | | | | | | | | Insp Date |
| | | | | | | | | 07/16/18 |
| | | | | | | | | !11530! |

USER DEFINED

| | |
|---------------|-------------------|
| Prior Id # 1: | 97004 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| PRINT | Date Time |
| | 12/11/20 01:41:34 |
| LAST REV | Date Time |
| | 08/20/18 13:02:38 |
| | apro |
| | 11530 |
| | ASR Map: |
| | Fact Dist: |
| | Reval Dist: |
| | Year: |
| | LandReason: |
| | BldReason: |
| | CivilDistrict: |
| | Ratio: |

PREVIOUS ASSESSMENT

| Parcel ID | | | | | | | | |
|-------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|
| 148.0-0001-0003.0 | | | | | | | | |
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value |
| 2020 | 101 | FV | 261,700 | 2600 | 6,000. | 420,000 | 684,300 | 684,300 |
| 2019 | 101 | FV | 206,800 | 2600 | 6,000. | 420,000 | 629,400 | 629,400 |
| 2018 | 101 | FV | 216,300 | 2600 | 6,000. | 282,000 | 500,900 | 500,900 |
| 2017 | 101 | FV | 216,300 | 2600 | 6,000. | 270,000 | 488,900 | 488,900 |
| 2016 | 101 | FV | 216,300 | 2600 | 6,000. | 246,000 | 464,900 | 464,900 |
| 2015 | 101 | FV | 204,200 | 2600 | 6,000. | 198,000 | 404,800 | 404,800 |
| 2014 | 101 | FV | 204,200 | 2600 | 6,000. | 177,000 | 383,800 | 383,800 |
| 2013 | 101 | FV | 204,200 | 2600 | 6,000. | 168,000 | 374,800 | 374,800 |

SALES INFORMATION

| TAX DISTRICT | | | | | | | | | PAT ACCT. | | | | |
|----------------|-----------|------|-----------|-----------|--|------------|----|-----|-----------|-------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | | Sale Price | V | Tst | Verif | Notes | | | |
| REPETTI ELVIRA | 38226-225 | | 3/10/2003 | Family | | | No | No | | | | | |
| | 21084-308 | | 4/1/1991 | | | | 1 | No | No | A | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|---------|--------|-----|------------|----------|------------|---------|
| 1/22/1997 | 33 | Manual | 2,300 | | | | REROOF | |

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 7/16/2018 | Meas/Inspect | CC | Chris C |
| 2/9/2009 | Meas/Inspect | 294 | PATRIOT |
| 1/15/2000 | Inspected | 197 | PATRIOT |
| 11/30/1999 | Measured | 263 | PATRIOT |
| 7/24/1993 | | TH | |

| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|
|-------|--------------------------------|---|---|

| | | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------------------|-----------------------|-------------------------|---------------------------|-----------------------|------------------------|---|--------------------------|------------------------------------|----------------------|-----------|--------------------------------------|---------------------------------------|-----------|------------|------------------|--------------|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | |
| Type: 6 - Colonial | Sty Ht: 2 - 2 Story | (Liv) Units: 1 | Total: 1 | Full Bath: 1 | Rating: Average | A Bath: | Rating: | OF=BMT SINK. | | | | 12 | 8 | 8 | 12 | | | |
| Foundation: 2 - Conc. Block | Frame: 1 - Wood | Prime Wall: 4 - Vinyl | Sec Wall: | 3/4 Bath: | Rating: | A 3QBth: | Rating: | 1/2 Bath: 1 | Rating: Average | A HBth: | Rating: | OthrFix: 1 | Rating: Fair | 12 | 12 | 4 ENT (16) | | |
| Roof Struct: 2 - Hip | Roof Cover: 1 - Asphalt Shgl | Color: YELLOW | View / Desir: | Kits: 1 | Rating: Fair | A Kits: | Rating: | Fpl: | Rating: | WSFlue: | Rating: | 1st Res Grid Desc: Line 1 # Units: 1 | Level FY LR DR D K FR RR BR FB HB L O | 4 | 4 | 5 EFP 5 (20) | | |
| GENERAL INFORMATION | | | | OTHER FEATURES | | | | | | | | Other | Upper | Lvl 2 | 12 | 5 FFL 5 BMT (45) | | |
| Grade: C - Average | Year Blt: 1927 | Eff Yr Blt: | Alt LUC: | Floor: | % Own: | Name: | Totals | RMS: 7 | BRs: 3 | Baths: 1 | HB: 1 | | | SFL | 9 | 9 | | |
| Jurisdct: | Fact: . | Const Mod: | Lump Sum Adj: | % | Override: | Total: 31 % | Exterior: | No Unit | RMS | BRS | FL | | | FFL | 16 | ATC 16 | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | Interior: | 1 | 7 | 3 | | | BMT (728) | | FFL | | |
| Avg Ht/FL: STD | Prim Int Wall: 2 - Plaster | Sec Int Wall: | Partition: T - Typical | Functional: | Economic: | Special: | Additions: | | | | | | | | | BMT (144) | | |
| Prim Floors: 4 - Carpet | Sec Floors: 5 - Lino/Vinyl | Total: 20 % | Override: | Total: 31 % | Kitchen: | Baths: | Kitchen: | | | | | | | | | 9 | | |
| Bsmnt Flr: 12 - Concrete | Subfloor: | Bsmnt Gar: | Electric: 3 - Typical | Basic \$ / SQ: 125.00 | Size Adj.: 1.26932287 | Const Adj.: 0.97608203 | Adj \$ / SQ: 154.870 | Other Features: 64050 | Grade Factor: 1.00 | NBHD Inf: 1.00000000 | NBHD Mod: | WtAv\$/SQ: | AvRate: | Ind.Val | 7 | 14 | | |
| Insulation: 2 - Typical | Int vs Ext: S | Heat Fuel: 1 - Oil | Heat Type: 5 - Steam | LUC Factor: 1.00 | Adj Total: 379095 | Depreciation: 117519 | Final Total: 261575 | Juris. Factor: | Before Depr: | 154.87 | | | | | 4 EFP (28) | 4 | | |
| # Heat Sys: 1 | % Heated: 100 | % AC: | Solar HW: NO | Depreciated Total: 261575 | Special Features: 0 | Val/Su Net: 90.71 | Val/Su SzAd: 154.30 | Net Sketched Area: 2,884 | Total: | 315,044 | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | Year: | Color: | PARCEL ID 148-0-0001-0003.0 | | | | SUB AREA DETAIL | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | |
| 3 | Garage | D | Y | 1 | 11X20 | F | FR | 1927 | 23.73 | T | 50 | 101 | | | 2,600 | | 2,600 | |
| More: N | Total Yard Items: | 2,600 | Total Special Features: | | Total: | 2,600 | IMAGE AssessPro Patriot Properties, Inc | | | | | | | | | | | |